

विकास नियंत्रण नियमावली - पिंपरी-चिंचवड  
महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम,  
१९६६ चे कलम-३७(२) अन्वये फेरबदल  
प्रस्ताव मंजूर करणे.

महाराष्ट्र शासन  
नगर विकास विभाग  
शासन निर्णय क्र.टिपीएस-१८०३/२३१५/प्र.क्र.४१/२००६/नवि-१३  
मंत्रालय, मुंबई-४०००३२  
दिनांक:-५ मे, २००६

शासन निर्णय:- सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्रात प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

( नंदकिशोर पाटील )  
अवर सचिव

प्रति,

विभागीय आयुक्त, पुणे विभाग, पुणे.  
संचालक नगर रचना, महाराष्ट्र राज्य, पुणे,  
आयुक्त, पिंपरी-चिंचवड महानगरपालिका, पिंपरी.  
उपसंचालक नगर रचना, पुणे विभाग, पुणे.  
सहायक संचालक नगर रचना, पुणे शाखा, पुणे.  
व्यवस्थापक येरवडा कारागृह मुद्रणालय, पुणे.

(त्यांना विनंती की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्राच्या भाग-१, पुणे विभागीय पुरवणी भाग-१ मध्ये प्रसिध्द करून त्याच्या प्रत्येकी ५ प्रती या विभागास संचालक नगर रचना, महाराष्ट्र राज्य, पुणे, आयुक्त, पिंपरी-चिंचवड महानगरपालिका, पिंपरी, उपसंचालक नगर रचना, पुणे विभाग, पुणे व सहायक संचालक नगर रचना, पुणे शाखा, पुणे यांना पाठवाव्यात)

✓ कक्ष अधिकारी (नवि-२९) नगर विकास विभाग, मंत्रालय, मुंबई.  
त्यांना विनंती करण्यात येते की, सदरहू अधिसूचना शासनाच्या वेबसाईटवर प्रसिध्द करावी.

निवडनस्ती-(नवि-१३)

## **NOTIFICATION**

**Government of Maharashtra  
Urban Development Department,  
Mantralaya, Mumbai 400 032.  
Dated 5<sup>th</sup> May, 2006.**

**Maharashtra  
Regional &  
Town Planning  
Act 1966.**

No. TPS 1803/2315/CR-41/06/UD-13:

Whereas Development Control Regulations for Pimpri Chinchwad Municipal Corporation (hereinafter referred to as "the said Regulations") have been sanctioned by Government in Urban Development Department, under section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") vide Notification No. TPS 1894/619/CR-89/90/UD-13, dated 17/12/1990 and further amended by Govt. of Maharashtra vide Urban Development Department's Resolution No. TPS 1894/3327/UD-13, dated 16/12/1999 (hereinafter referred to as "the said notification");

And whereas Government in Urban Development Department has directed to all the Planning Authority to initiate the modification proposal to include the provision for providing facilities for the physically handicapped persons vide order No. TPB 432001/1829/CR-216/01/UD-11 dated 25/2/02 (hereinafter referred to as "the said directives");

And whereas, as per the said directives Pimpri Chinchwad Municipal Corporation (hereinafter referred to as "the said Municipal Corporation") has submitted a proposal of modification under section 37(1) of the said act vide letter dated 10/11/2003 wherein it is proposed to include the new rules No. 2.86, 2.87, 2.88, 2.89, 2.90, 9.1.1., 10.3.1.2, 14.7, 15.1.1. 15.4.5, 16.2, 17.4.7.1, 24.2.2 and Appendix U in the said regulations vide letter dated 10/11/03 (hereinafter referred to as "the said modifications");

And whereas, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune Government is of the opinion that the said modification proposal is in public interest and needs to be sanctioned with some changes;

Now, therefore, in exercise of the powers conferred under sub-section (2) of section 37 of the said Act, Government hereby sanctions the said modifications proposal with some changes and for that purpose amends

the said notification as follows:-

In the schedule of modifications appended to the said notification after the last entry the following new entry is added, viz

**Modification No.1:**

Following New rule is included after rule No.1.3.

1.4: New building byelaws Rule Nos. 2.86 to 2.90, 9.1.1, 10.3.1.2, 14.7, 15.1.1, 15.4.2.A, 16.2, 17.4.3.1, 17.4.7.1, 24.2.2 & Appendix U shall apply to provide facilities for physically handicapped persons to all buildings and facilities used by public. It does not apply to private or public residences.

**Modification No.2:** Following new sub-rule No. 2.86, 2.87, 2.88, 2.89, 2.90 included after sub-rule No.2.85.

- 2.86 **Non-ambulatory Disabilities:-** Impairments that, regardless of cause or manifestation, for all practical purposes, confine individuals to wheelchairs.
- 2.87 **Semi-ambulatory Disabilities:-** Impairments that cause individuals to walk with difficulty or insecurity. Individuals using braces or crutches, amputees, aribritics, spastics, and those with pulmonary and cardiac ills may be semi-ambulatory.
- 2.88 **Hearing Disabilities:-** Deafness or hearing handicaps that might make an individual insecure in public areas because he is unable to communicate or hear warning signals.
- 2.89 **Sight Disabilities:-** Total blindness or impairments affecting sight to the extent that the individual, functioning in public areas, is insecure or exposed to danger.
- 2.90 **Wheel Chair:-** Chair used by Disabled people for mobility. The standard size of wheel chair shall be taken as 1050 mm. X 750 mm.

**Modification No.3:** Following new sub-rule No.9.1.1 included after sub-rule No. 9.1.

**9.1.1. SITE DEVELOPMENT:**

Level of the roads, access paths and parking areas identified for physically handicapped persons shall be described in the plan along with specification of the materials. This is applicable to all public buildings and facilities used by the public, to provide facilities for physically handicapped persons. It does not apply to private and public residences.

**Modification No.4:** Following new sub-rule No.10.3.1.2 included after sub-rule No. 10.3.1.1.

10.3.1.2. **Access path/walk way for physically handicapped persons:-** Access path from plot entry and surface parking to building entrance shall be of minimum of 1800 mm. wide having even surface without any steps. Slope if any shall not have gradient greater than 5%. Selection of floor material shall be made suitably to attract or to guide visually impaired persons (limited to coloured floor materials whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons (hereinafter referred to as "guiding floor material") (Refer Appendix - U for explanatory notes). Finishes shall have a non slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

**Modification No.5:** Following new sub-rule No.14.7 included after sub-rule No. 14.6.

14.7 **Parking:-** For parking of vehicles of handicapped people, the following provisions shall be made in addition to the existing requirements for all public buildings and facilities used by the public.

- a) Surface parking for two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30 mt. from building entrance.
- b) The width of parking bay shall be minimum 3.60 mt.
- c) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.
- d) Guiding floor materials shall be provided or a device which guides visually impaired persons with audible signals or other devices which serves the same purpose shall be provided.

**Modification No.6:** Following new sub-rule No.15.1.1 included after sub-rule No. 15.1.

15.1.1. **Approach to Plinth Level:-** The following provisions shall be made in addition to the existing requirements for physically handicapped persons for all public buildings and facilities used by the public.

Every building shall have atleast one entrance accessible to the handicapped and shall be indicated by proper signage. This entrance shall be approached through a ramp together with the stepped entry.

- a) **Ramped Approach:-** Ramp shall be finished with no slip material to enter the building. Minimum width of ramp shall be 1800 mm. with maximum gradient 1:12. Length of ramp shall not exceed 9.0 mt. having 800 mm. high hand rail on both sides extending 300 mm. beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50 mm.

- b) **Stepped Approach:-** For stepped approach size of tread shall not be less than 300 mm. and maximum riser shall be 150 mm. Provision of 800 mm. high hand rail on both sides of the stepped approach similar to the ramped approach shall be made. In the buildings meant for the predominant use of the children, it will be necessary to suitably alter the height of the handrail and other fittings and fixtures, etc.
- c) **Exit/Entrance Door:-** Minimum clear opening of the entrance door shall be 900 mm. and it shall not be provided with a step that obstructs the passage of wheel chair user. Threshold shall not be raised more than 12 mm.
- d) **Entrance Landing:-** Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800 mm. x 2000 mm. The entrance landing that adjoin the top end of a slope shall be provided with floor materials to attract the attention of visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons (hereinafter referred to as "guiding floor material") (Appendix-U for explanatory notes). Finishes shall have a non slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

**Modification No.7:** Following new sub-rule No.15.4.5 included after sub-rule No. 15.4.4.

15.4.5. **Toilets:-** One special W.C. in a set of toilet shall be provided for the use of handicapped with essential provision of wash basin near the entrance for the handicapped for the public building and facilities used by the public:-

- (a) The minimum size shall be 1500 mm. x 1750 mm.
- (b) Minimum clear opening of the door shall be 900 mm. and the door shall swing out.
- (c) Suitable arrangement of vertical/horizontal handrails with 50 mm. clearance from wall shall be made in the toilets.
- (d) The W.C. seat shall be 500 mm. from the floor.

**Modification No.8:** Following new sub-rule No.16.2 included after sub-rule No. 16.1.

16.2. **Lifts:-** Wherever lift is required as per existing provisions in addition to that for the public buildings and facilities used by the public, provision of at least one lift shall be made for physically handicapped persons for the wheel chair user with the following cage dimensions of life recommended for passenger lift of 13 persons capacity of Bureau of Indian Standards:-

Clear internal depth :	1100 mm.
Clear internal width :	2000 mm.
Entrance door width :	900 mm.

- (a) A hand rail not less than 600 mm. Long at 1000 mm. above floor level shall be fixed adjacent to the control panel. In the buildings

meant for the predominant use of children, it will be necessary to suitably alter the height of the handrail and other fittings and fixtures, etc.

- (b) The lift lobby shall be of an inside measurement of 1800 mm. x 1800 mm. or more.
- (c) The time of an automatically closing door should be minimum 5 second and the closing speed should not exceed 0.25 M/sec.
- (d) The interior of the cage shall be provided with a device that audibly indicates the floor the case has reached and indicates that the door of the cage for entrance/exit is either open or closed.

**Modification No.9:** Following new sub-rule No.17.4.3.1 included after sub-rule No. 17.4.3.

**17.4.3.1. Stair Ways:-** One of the stair-ways near the entrance/exit for the physically handicapped shall be made in addition to existing provisions for all the public buildings and facilities used by the public have the following provisions:-

- (a) The minimum width shall be 1350 mm.
- (b) Height of the riser shall not be more than 150 mm. and width of the tread 300 mm. The steps shall not have abrupt (square) nosing.
- (c) Maximum number of risers on a flight shall be limited to 12.
- (d) Hand rails shall be provided on both sides and shall extend 300 mm. on the top and bottom of each flight of steps. In the buildings meant for the predominant use of the children, it will be necessary to suitably alter the height of the handrail and other fittings and fixtures.

**Modification No.10:** Following new sub-rule No.17.4.7.1 included after sub-rule No. 17.4.7.

**17.4.7.1 Corridor Connecting the entrance/exit for the Physically Handicapped:-** The provisions shall be made in addition to existing requirements for all public building and facilities used by the public.

The corridor connecting the entrance/exit for the physically handicapped leading directly outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows:-

- (a) Guiding floor materials shall be provided or devices that emit sound to guide visually impaired persons.
- (b) The minimum width shall be 1500 mm.
- (c) In case there is a difference of level slope ways shall be provided with a slope of 1:12.
- (d) Hand rails shall be provided for ramps/slope ways.

**Modification No.11:** Following new sub-rule No.24.2.2. included after sub-rule No. 24.2.1.

**24.2.2. Drinking Water:-** Suitable provision of drinking water shall be made for the physically handicapped near the special toilet provided for them, in the public buildings and facilities used by public.

**Modification No.12:** Appendix U, newly included.

### **Appendix-U**

#### **Explanatory Notes**

#### **GUIDING/WARNING FLOOR MATERIAL:**

The floor material to guide or to warn the visually impaired persons with a change of colour or material with conspicuously different texture and easily distinguishable from the rest of the surrounding floor materials is called guiding or warning floor material. The material with different texture gives audible signals with sensory warning when a person moves on this surface with walking stick. The guiding/warning floor material is meant to give the directional effect or warn a person at critical places. This floor material shall be provided in the following areas:

- a) The access path to the building and to the parking area.
- b) The landing lobby towards the information board, reception, lifts, stair-cases and toilets.
- c) Immediately at the beginning /end of walkway where there is a vehicular traffic.
- d) At the location abruptly changing in level or beginning/end of a ramp.
- e) Immediately in front of an entrance/exit and the landing.

#### **PROPER SIGNAGE:**

Appropriate identification of specific facilities within a building for the handicapped persons should be done with proper signals. Visually impaired persons make use of other senses such as hearing and touch to compensate for the lack of vision. Whereas visual signals benefit those with hearing disabilities.

Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm. high). For visually impaired persons, information board in braille should be possible to approach them closely. To ensure safe walking there should not be any protruding sign which creates obstruction in walking. Public Address System may also be provided in busy public areas.

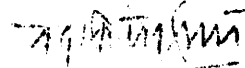
The symbols/information's should be in contrasting colour and properly illuminated because people with limited vision may be able to differentiate amongst primary colours. International symbol mark for wheel chair as shown

below be installed at the lift, toilet, staircase, parking areas etc., that have been provided for the handicapped.

**Note:**

- A) The above sanctioned modification is kept open for inspection by the public during office hours in the office of the Municipal Commissioner, Pimpri Chinchwad Municipal Corporation, Pimpri for a period of one month.
- B) This notification is also published on Government web site at [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in).

By order and in the name of Governor of Maharashtra,



(Nandkishor Patil)

Under Secretary to Government.